

**ORDINANCE NO. \_\_\_\_\_**

1 **AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR A**  
2 **PORTION OF THE PROPERTY LOCATED AT 16231 NORTH IH-35 SERVICE**  
3 **ROAD NORTHBOUND FROM SINGLE FAMILY RESIDENCE STANDARD LOT**  
4 **(SF-2) DISTRICT AND COMMUNITY COMMERCIAL (GR) DISTRICT TO**  
5 **LIMITED INDUSTRIAL SERVICE-PLANNED DEVELOPMENT AREA (LI-PDA)**  
6 **COMBINING DISTRICT.**

7 **BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

8 **PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to  
9 change the base district from single family residence standard lot (SF-2) base district and  
10 community commercial (GR) base district to limited industrial service-planned  
11 development area (LI-PDA) combining district on the property described in Zoning Case  
12 No. C14-2025-0100, on file at the Planning Department, as follows:

13 A 1.507 acre tract of land out of the W. Drummond Survey No. 109, Abstract No.  
14 233 in Travis County, Texas, being all of a called 1.481 acre tract of land conveyed  
15 by deed recorded in Document No. 2025061482, of the Official Public Records of  
16 Travis County, Texas, said 1.507 acre tract of land being more particularly  
17 described by the metes and bounds for "Tract 1" in **Exhibit "A"** incorporated into  
18 this ordinance, and

19 A 9.148 acre tract of land out of the W. Drummond Survey No. 109, Abstract No.  
20 233, in Travis County, Texas, being a portion of LOT 1, BLOCK A,  
21 GREENLAWN 35 BUSINESS CENTER, according to the map or plat of record in  
22 Document No. 200100352 of the Official Public Records of Travis County, Texas,  
23 said 9.148 acre tract of land being more particularly described by the metes and  
24 bounds for "Tract 2" in **Exhibit "A"** incorporated into this ordinance,

25 (collectively, the "Property"),

26 locally known as 16231 North IH-35 Service Road Northbound in the City of Austin,  
27 Travis County, Texas, generally identified in the map attached as **Exhibit "B"**.

28 **PART 2.** Except as specifically provided in Part 3 and Part 4 of this ordinance, the  
29 Property may be developed and used in accordance with the regulations established for the  
30 limited industrial service (LI) base district and other applicable requirements of the City  
31 Code.

40  
41 **PART 3.** Development of the Property shall comply with Section 25-2-648 (*Planned*  
42 *Development Area Performance Standards*) of the City Code.  
43  
44

45 **PART 4.** Development of the Property within the boundaries of the planned development  
46 area (PDA) combining district established by this ordinance is subject to the use and site  
47 development regulations set forth in this part:  
48

(A) The following uses are additional permitted uses of the Property:

Child Care Services (General)

Hospital Services (General)

Pet Services

Private Secondary Educational  
Facilities

Guidance Services

Hospital Services (Limited)

Private Primary Educational  
Facilities

Public Primary Educational  
Facilities

(B) The following uses are prohibited uses of the Property:

Monument Retail Sales

Resource Extraction

Recycling Center

Scrap and Salvage

(C) The maximum height of a building or structure on the Property shall not exceed  
100 feet plus additional height allowed by City Code Section 25-2-531 (*Height  
Limit Exceptions*).

57 **PART 5.** This ordinance takes effect on \_\_\_\_\_, 2026.  
58

59 **PASSED AND APPROVED**

60 \_\_\_\_\_, 2026

§  
§  
§ \_\_\_\_\_

64 Kirk Watson  
65 Mayor

66 **APPROVED:** \_\_\_\_\_

67 Deborah Thomas  
70 City Attorney

68 **ATTEST:** \_\_\_\_\_

71 Erika Brady  
72 City Clerk

# ZONING EXHIBIT

9.148 ACRES +/- OUT OF LOT 1, BLOCK A, GREENLAWN 35 BUSINESS CENTER  
DOCUMENT NO. 200100352,  
OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TX,  
AND A 1.507 +/- ACRE TRACT OUT OF THE  
W. DRUMMOND SURVEY NO. 109, ABSTRACT NO. 233  
SITUATED IN TRAVIS COUNTY, TX

0 200 400  
SCALE: 1" = 200'

## FIELD NOTE DESCRIPTION (TRACT 1)

A 1.507 ACRE TRACT OF LAND OUT OF THE W. DRUMMOND SURVEY NO. 109, ABSTRACT NO. 233, OUT OF THE 1.507 +/- ACRE TRACT (TRACT 2) TO AUSTIN'S FEC RE, LLC IN A SPECIAL WARRANTY DEED DATED MAY 29, 2025 AS RECORDED IN DOCUMENT NO. 2025061482, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS (O.P.R.T.C.). AS SHOWN BY SURVEY WORKS LLC ON SEPTEMBER 16, 2025, IN A SURVEY REPORT, SURVEY NO. 2025061482, VOL. 109, PG. 108, REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS, FOR THE NORTHWEST CORNER OF THE TRACT HEREIN DESCRIBED. AN EXPLANATION OF LIKES AND UNLIKES REPRESENTING AN IN THE GROUND SURVEY, AND A 1.507 +/- ACRE TRACT MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT AN IRON ROD (1/2-INCH DIAMETER) WITH AN ORANGE CAP STAMPED "WELLS TX 5499" FOUND ON THE EASTERN RIGHT-OF-WAY (R.O.W.) LINE OF NORTH INTERSTATE HIGHWAY 35, AT THE SOUTH CORNER OF SAID 1.507 ACRE TRACT, COMMON WITH THE WESTERNMOST CORNER OF A CALLED 1.481 ACRE TRACT, AS RECORDED IN VOLUME 12674, PAGE 108, REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS, FOR THE NORTH CORNER OF THE TRACT HEREIN DESCRIBED.

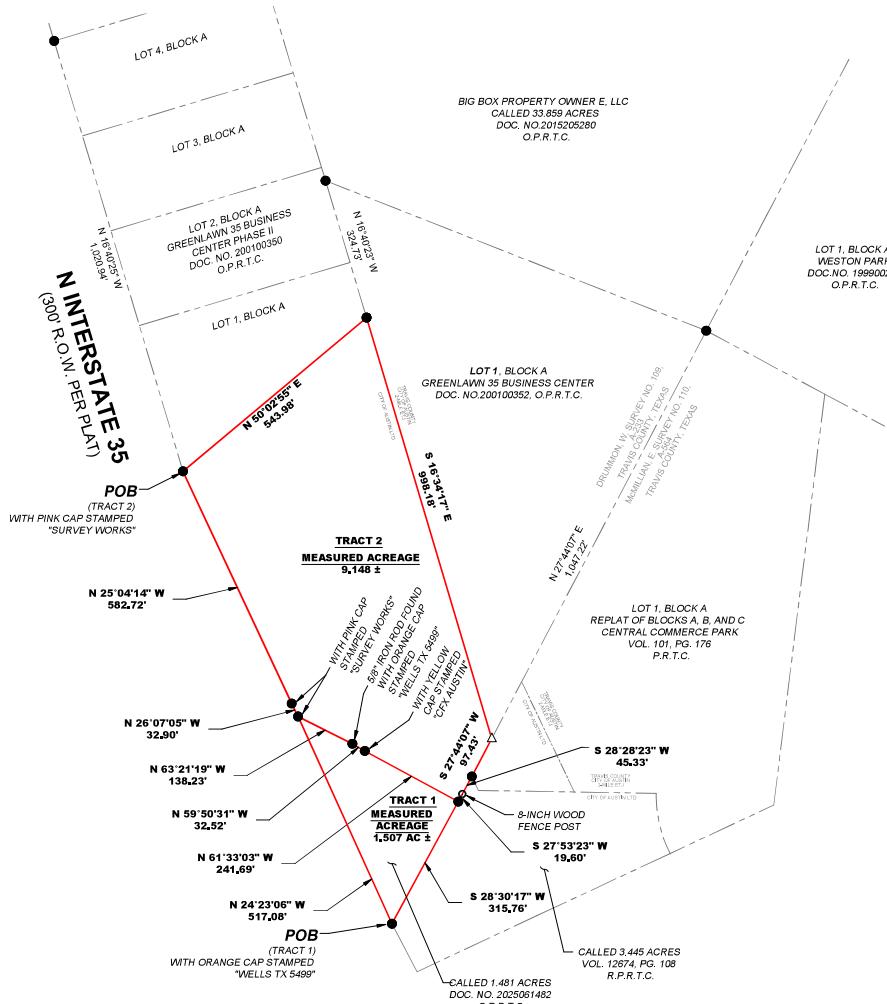
THENCE, N 24°23'06" W ALONG THE EASTERN R.O.W. LINE OF NORTH INTERSTATE HIGHWAY 35, COMMON WITH THE WEST LINE OF SAID 1.481 ACRE TRACT FOR A DISTANCE OF 517.08 FEET TO AN IRON ROD (1/2-INCH DIAMETER) WITH AN ORANGE CAP STAMPED "WELLS TX 5499" FOUND AT THE NORTH CORNER OF SAID 1.481 ACRE TRACT, COMMON WITH THE SOUTHWEST CORNER OF LOT 1, BLOCK A, GREENLAWN 35 BUSINESS CENTER SUBDIVISION AS RECORDED IN DOCUMENT NO. 200100352, O.P.R.T.C., FOR THE NORTH CORNER OF THE TRACT HEREIN DESCRIBED.

THENCE, DEPARTING THE EASTERN R.O.W. LINE OF NORTH INTERSTATE HIGHWAY 35, ALONG THE NORTHEAST LINE OF SAID 1.481 ACRE TRACT, COMMON WITH THE NORTHEAST LINE OF SAID LOT 1 THE FOLLOWING THREE (3) BEARINGS AND DISTANCES:

1. S 63°29'06" E FOR A DISTANCE OF 138.23 FEET TO AN IRON ROD (1/2-INCH DIAMETER) WITH AN ORANGE CAP STAMPED "WELLS TX 5499" FOUND.
2. S 59°03'11" E FOR A DISTANCE OF 32.52 FEET TO AN IRON ROD (1/2-INCH DIAMETER) WITH AN ORANGE CAP STAMPED "WELLS TX 5499" FOUND.
3. S 61°33'03" E FOR A DISTANCE OF 241.69 FEET TO AN IRON ROD (1/2-INCH DIAMETER) FOUND ON THE NORTHWEST LINE OF SAID 3.445 ACRE TRACT, AT THE SOUTH CORNER OF SAID LOT 1, COMMON WITH THE NORTHEAST LINE OF SAID 1.481 ACRE TRACT, FROM WHICH AN 8-INCH DIAMETER WOOD FENCE POST FOUND AT AN ANGLE POINT ON THE SOUTHEAST LINE OF SAID LOT 1 BEARS N 27°33'23" E, 19.60 FEET.

THENCE, S 28°30'17" W ALONG NORTHWEST LINE OF SAID 3.445 ACRE TRACT, COMMON WITH THE SOUTHEAST LINE OF SAID 1.481 ACRE TRACT FOR A DISTANCE OF 115.76 FEET TO THE POINT OF BEGINNING IN ALL CONTAINING 1.507 +/- ACRE TRACT, AS FOLLOWS:

NOTE: THIS DOCUMENT WAS PREPARED UNDER 22 TAC 996.21, AND IS NOT TO BE USED TO CONVEY OR ESTABLISH INTERESTS IN REAL PROPERTY EXCEPT THOSE RIGHTS AND INTERESTS IMPLIED OR ESTABLISHED BY THE CREATION OR RECONFIGURATION OF THE BOUNDARY OF THE POLITICAL SUBDIVISION FOR WHICH IT WAS PREPARED.



## DATUM & BEARING BASIS

TEXAS STATE PLANE COORDINATE SYSTEM,  
GRID NORTH, CENTRAL ZONE (4203), NAD 83,  
DISTANCES IN US SURVEY FEET (300).

## GENERAL NOTES:

- 1) THIS PROPERTY IS SUBJECT TO ANY AND ALL RECORDED AND UNRECORDED EASEMENTS, SURVEYOR HANDBOOKS, AND OTHER DOCUMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS OR OWNERSHIP TITLE EVIDENCE.
- 2) SUBJECT TO ALL APPLICABLE DEVELOPMENT CODES (12 TAC 996.21).
- 3) OWNERSHIP DEED RECORDED IN DOCUMENT NO. 2025061482, TRAVIS COUNTY RECORDS.
- 4) IMPROVEMENTS NOT SHOWN HEREON.
- 5) THIS IS NOT A BOUNDARY SURVEY.

I CERTIFY THAT THIS SURVEY HAS BEEN COMPLETED IN ACCORDANCE WITH THE CURRENT REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF TEXAS TO THE BEST OF MY KNOWLEDGE AND BELIEF,

DATE OF LAST FIELD WORK: JUNE 05, 2025

  
JAD DUPRECHAIN, PLS, NO. 6906 SEPTEMBER 18, 2025  
DRAWN BY EO REVIEWED BY JAD  
REVISION #:   
SHEET SIZE = 18"X24"



| LEGEND |                                    |
|--------|------------------------------------|
| ●      | 1/2" IRON ROD FOUND (UNLESS NOTED) |
| ○      | CALCULATED POINT                   |
| —      | TRACT LINE (ZONING)                |
| —      | ADJACENT LINE                      |
| —      | POINT OF BEGINNING                 |
| —      | RIGHT OF WAY                       |
| —      | DOCUMENT NUMBER                    |
| —      | OFFICIAL PUBLIC RECORDS            |
| —      | TRAVIS COUNTY                      |
| —      | WILCOX COUNTY                      |
| —      | PLAT RECORDS                       |
| —      | TRAVIS COUNTY                      |
| —      | REAL PROPERTY RECORDS              |
| —      | TRAVIS COUNTY                      |

## FIELD NOTE DESCRIPTION (TRACT 2)

A 9.148 ACRE TRACT OF LAND OUT OF THE W. DRUMMOND SURVEY NO. 109, ABSTRACT NO. 233, OUT OF THE 1.507 +/- ACRE TRACT (TRACT 1) TO AUSTIN'S FEC RE, LLC IN A SPECIAL WARRANTY DEED DATED MAY 29, 2025 AS RECORDED IN DOCUMENT NO. 200100352, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS (O.P.R.T.C.), AS SURVEYED BY SURVEY WORKS LLC ON SEPTEMBER 16, 2025, IN A SURVEY REPORT, SURVEY NO. 2025061482, VOL. 109, PG. 108, REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS, FOR THE NORTHEAST CORNER OF THE TRACT HEREIN DESCRIBED. THIS DESCRIPTION TO ACCOMPANY AN EXHIBIT OF LIKE DATE REPRESENTING AN IN THE GROUND SURVEY, AND SAID 9.148 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT AN IRON ROD (1/2-INCH DIAMETER) WITH A PINK CAP STAMPED "SURVEY WORKS" FOUND ON THE EASTERN RIGHT-OF-WAY (R.O.W.) LINE OF INTERSTATE HIGHWAY 35, AT THE WEST CORNER OF LOT 1, BLOCK A, OF SAID GREENLAWN 35 BUSINESS CENTER, COMMON WITH THE SOUTH CORNER OF LOT 1, BLOCK A, OF SAID GREENLAWN 35 BUSINESS CENTER, PHASE II FOR THE WEST CORNER OF THE HERIN DESCRIBED TRACT, FROM WHICH AN IRON ROD (1/2-INCH DIAMETER) FOUND AT THE WEST CORNER OF LOT 4, BLOCK A, OF SAID GREENLAWN 35 BUSINESS CENTER, PHASE II FOR THE NORTH CORNER OF THE HERIN DESCRIBED TRACT, FROM WHICH AN IRON ROD (1/2-INCH DIAMETER) FOUND AT THE EAST CORNER OF LOT 1, BLOCK A, OF SAID GREENLAWN 35 BUSINESS CENTER, BEARS N 16°40'25" W, 0.0234 FEET.

THENCE, N 50°25'35" E DEPARTING THE EAST R.O.W. LINE OF INTERSTATE HIGHWAY 35, ALONG THE NORTHEAST LINE OF SAID 9.148 ACRE TRACT, COMMON WITH THE SOUTHEAST LINE OF LOT 1, BLOCK A, OF SAID GREENLAWN 35 BUSINESS CENTER, COMMON WITH THE SOUTHEAST LINE OF LOT 1, BLOCK A, OF SAID GREENLAWN 35 BUSINESS CENTER, PHASE II FOR THE NORTHEAST LINE OF LOT 1, BLOCK A, OF SAID GREENLAWN 35 BUSINESS CENTER, COMMON WITH THE NORTHEAST CORNER OF THE HERIN DESCRIBED TRACT, FROM WHICH AN IRON ROD (1/2-INCH DIAMETER) FOUND AT THE EAST CORNER OF LOT 1, BLOCK A, OF SAID GREENLAWN 35 BUSINESS CENTER, BEARS N 27°40'23" W, 0.0234 FEET.

THENCE, S 16°34'11" E OVER AND ACROSS LOT 1, BLOCK A, OF SAID GREENLAWN 35 BUSINESS CENTER, FOR A DISTANCE OF 14118 FEET TO A CALLED 3.445 ACRE TRACT, COMMON WITH THE SOUTHEAST LINE OF LOT 1, BLOCK A, OF SAID GREENLAWN 35 BUSINESS CENTER, COMMON WITH THE NORTHEAST LINE OF LOT 1, BLOCK A, OF SAID GREENLAWN 35 BUSINESS CENTER, COMMON WITH THE NORTHEAST LINE OF LOT 1, BLOCK A, OF SAID GREENLAWN 35 BUSINESS CENTER, BEARS N 27°40'23" W, 0.0234 FEET.

THENCE, S 27°44'07" E ALONG THE SOUTHEAST LINE OF LOT 1, BLOCK A, OF SAID GREENLAWN 35 BUSINESS CENTER, COMMON WITH THE NORTHEAST LINE OF LOT 1, BLOCK A, OF SAID GREENLAWN 35 BUSINESS CENTER, COMMON WITH THE NORTHEAST LINE OF LOT 1, BLOCK A, OF SAID GREENLAWN 35 BUSINESS CENTER, BEARS N 27°40'23" W, 0.0234 FEET.

THENCE, S 28°28'23" W ALONG THE SOUTHEAST LINE OF LOT 1, BLOCK A, OF SAID GREENLAWN 35 BUSINESS CENTER, COMMON WITH THE NORTHEAST LINE OF LOT 1, BLOCK A, OF SAID GREENLAWN 35 BUSINESS CENTER, BEARS N 27°40'23" W, 0.0234 FEET.

THENCE, S 27°53'23" W FOR A DISTANCE OF 19.60 FEET TO AN IRON ROD (1/2-INCH DIAMETER) FOUND AT THE SOUTH CORNER OF LOT 1, BLOCK A, OF SAID GREENLAWN 35 BUSINESS CENTER, COMMON WITH THE NORTHEAST CORNER OF A CALLED 1.481 ACRE TRACT AS RECORDED IN DOCUMENT NO. 2025061482 (O.P.R.T.C.), FOR THE SOUTH CORNER OF THE HERIN DESCRIBED TRACT.

THENCE, ALONG THE SOUTHWEST LINE OF SAID LOT 1, BLOCK A, OF SAID GREENLAWN 35 BUSINESS CENTER, COMMON WITH THE NORTHEAST LINE OF SAID 1.481 ACRE TRACT THE FOLLOWING THREE (3) BEARINGS AND DISTANCES:

1. N 28°28'23" W, FOR A DISTANCE OF 45.33 FEET TO AN 8-INCH WOOD FENCE POST.
2. S 59°53'31" W, FOR A DISTANCE OF 32.52 FEET TO AN IRON ROD (1/2-INCH DIAMETER) WITH AN ORANGE CAP STAMPED "CPX AUSTIN", FOUND, AND DISTANCES.

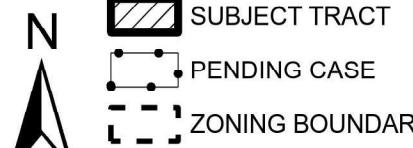
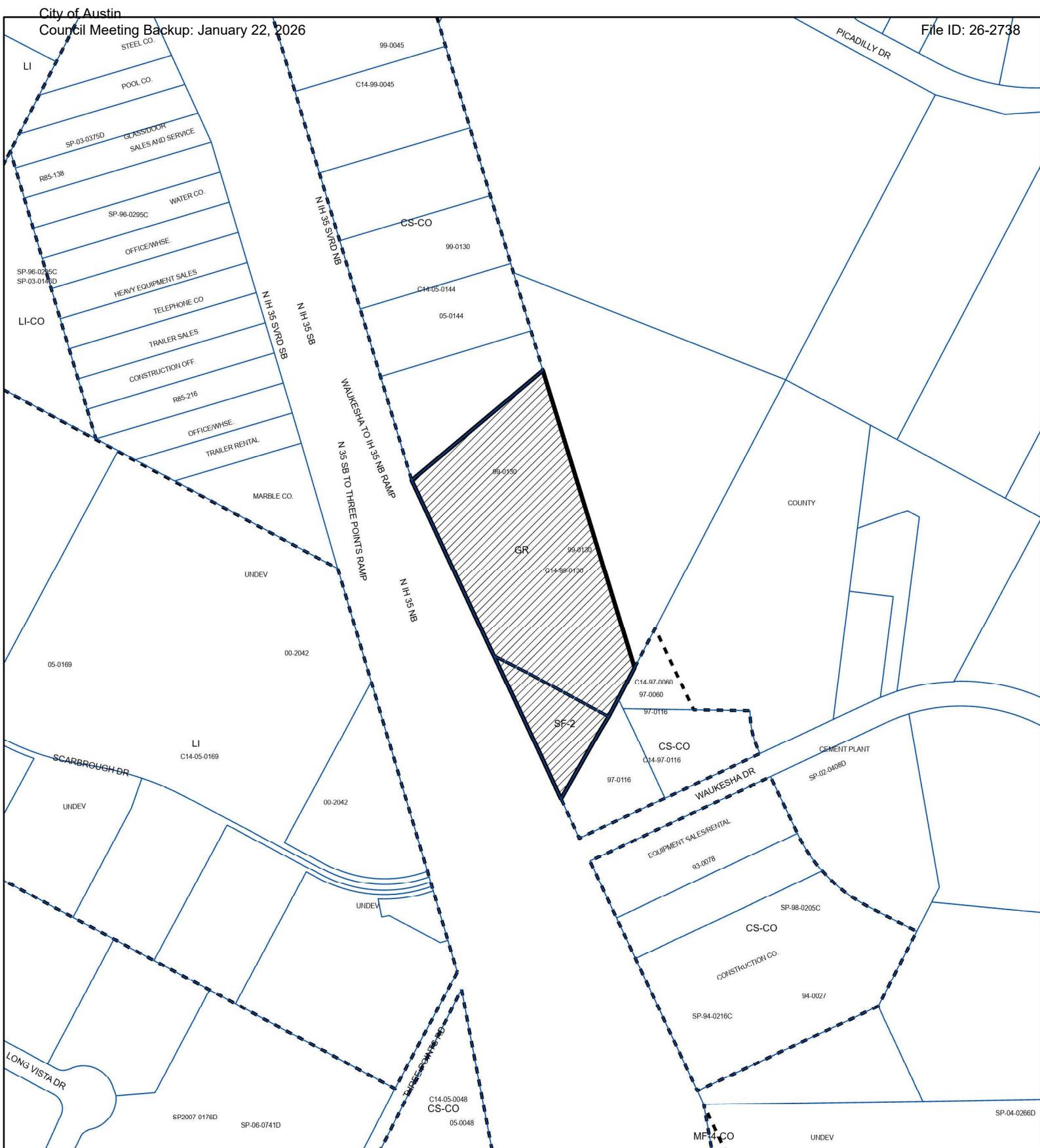
3. N 63°21'10" W, FOR A DISTANCE OF 19.42 FEET TO AN IRON ROD (1/2-INCH DIAMETER) WITH AN PINK CAP STAMPED "SURVEY WORKS" FOUND ON THE EAST R.O.W. LINE OF INTERSTATE HIGHWAY 35, AT THE WEST CORNER OF SAID 1.481 ACRE TRACT, COMMON WITH THE SOUTHWEST CORNER OF LOT 1, BLOCK A, OF SAID GREENLAWN 35 BUSINESS CENTER, FOR THE SOUTHWEST CORNER OF THE HERIN DESCRIBED TRACT.

THENCE, ALONG THE EAST R.O.W. LINE OF INTERSTATE HIGHWAY 35, COMMON WITH THE SOUTHWEST LINE OF LOT 1, BLOCK A, OF SAID GREENLAWN 35 BUSINESS CENTER THE FOLLOWING TWO (2) BEARINGS AND DISTANCES:

1. N 26°04'14" W, FOR A DISTANCE OF 582.72 FEET TO THE POINT OF BEGINNING, IN ALL CONTAINING 9.148 ACRES OF LAND, MORE OR LESS.

NOTE: THIS DOCUMENT WAS PREPARED UNDER 22 TAC 996.21, AND IS NOT TO BE USED TO CONVEY OR ESTABLISH INTERESTS IN REAL PROPERTY EXCEPT THOSE RIGHTS AND INTERESTS IMPLIED OR ESTABLISHED BY THE CREATION OR RECONFIGURATION OF THE BOUNDARY OF THE POLITICAL SUBDIVISION FOR WHICH IT WAS PREPARED.

SURVEYED FOR: AUSTIN'S FEC  
PROJECT NO: 23-005604  
16231 N INTERSTATE HWY 35  
PLUVERGE, TX  
1824 E OLTON ST., STE. 100  
AUSTIN, TX 78741  
FIRM #1019457  
(512) 599-8067



0 200 400 Feet

## ZONING

ZONING CASE#: C14-2025-0100

## EXHIBIT "B"

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by Austin Planning for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

